

CITY OF BELMONT

PLANNING COMMISSION

SUMMARY MINUTES

TUESDAY, AUGUST 4, 2009, 7:00 PM

Chair Horton called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Horton, Mayer, Parsons, Frautschi, Mercer, Reed, Mathewson

Staff Present: Acting Community Development Director Nolfi (ACCD), Acting City Attorney Kane (ACA), Senior Planner, DiDonato (SP), Associate Planner Walker (AP) Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Minutes of July 7, 2009

MOTION: By Commissioner Mercer, seconded by Commissioner Reed, to approve the Minutes of July 7, as presented.

Ayes: Mercer, Reed, Mathewson, Frautschi, Parsons, Horton
Noes: None
Abstain: Mayer

Motion Passed 6/0/1

4B. 2819 San Juan Boulevard - Landscape & Hardscape Plan
AP Walker summarized the staff report recommending approval.
She, as well as the owner, and architect were available for questions.

Commissioner Mercer asked if the Landscape/Hardscape calculations were correct.
Architect, Hashim Al-Yassin replied that they were accurate calculations.

Chair Horton asked for public comments - no one came forward to speak.

MOTION: By Commissioner Mayer, seconded by Commissioner Mercer to approve the Landscape/Hardscape Plan at 2819 San Juan Boulevard.

Ayes: Mayer, Mercer, Mathewson, Reed, Frautschi, Parsons, Horton
Noes: None

Motion Passed: 7/0

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 1804 Fernwood Way

To consider a Single Family Design Review to construct a 993 square foot first and second story addition to the existing 2,043 square foot single-family residence for a total of 3,036 square feet, which is the below the zoning district permitted 3,238 square feet for the site.

(Appl. No. 2009-0024)

APN: 045-111-210; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15303

APPLICANT: Michael Byrnes

OWNERS: Lily and Gideon Avida

PROJECT PLANNER: Damon DiDonato, (650) 637-2908

Vice Chair Mayer recused himself from this item as he lives within 300 feet of the property.

SP DiDonato summarized the staff report recommending approval of the project subject to conditions.

Questions/discussion ensued.

Chair Horton opened the Public Hearing. No one came forward to speak.

MOTION: by Commissioner Mathewson, seconded by Commissioner Reed to close the Public Hearing. Motion passed by show of hands 6/0/1.

MOTION: by Commissioner Reed, seconded by Commissioner Mathewson to adopt the resolution for the Single Family Design Review at 1804 Fernwood Way with the attached conditions.

Ayes: Reed, Mathewson, Mercer, Frautschi, Parsons, Horton

Noes: None

Abstain: Mayer

MOTION PASSED: 6/0/1

Motion can be appealed within 10 calendar days.

6. REPORTS, STUDIES AND UPDATES:

6A. Motel 6 – 1101 Shoreway Road

No update at this time.

6B. Charles Armstrong School – 1405 Solana Drive

No update at this time.

6C. Ralston/US-101 Landscape Project

No update at this time.

6D. San Mateo Development – North Road/43rd Avenue

Commissioner Parsons commented that it is his opinion that this item is taking too long to resolve and that the City needs to take action.

Commissioner Reed agreed with Commissioner Parsons on his comment.

6E. 900 Sixth Avenue – Belmont Vista Facility

No update at this time.

6F. Caltrain Landscape Area

No update at this time.

6G. Parking Study – Downtown Village Areas

No update at this time.

6H. High Speed Train (HST) Project – San Francisco to San Jose

No update at this time.

6I. 900 South Road – Single Family Dwelling

No update at this time.

6J. Graffiti Removal – Old County Road

No update at this time.

6K. Chucks Donuts – 641 Ralston Avenue

No update at this time.

6L. Emmett House

Chair Horton asked for an update on the Emmett House.

ACCD Nolfi stated that a contract had been awarded and the start date was sometime next week. There was a pre-construction meeting as well as a site meeting with the architect. Chair Horton and Commissioner Parsons will be contacted shortly to look at paint colors. There was a delay due to the abatement of asbestos and lead found on the property but that has been resolved. Finally, he noted that Public Works would be setting up a tour of the property for the Commission.

6M.Landscape Improvements – City Properties – 780 El Camino Real, 875 Ralston Avenue, Sixth/Emmett Street

No update at this time.

OTHER ITEMS

Commissioner Reed inquired about the litter at Middle Road and El Camino Real.

ACDD Nolfi stated the City will be hiring a gardener to maintain that site.

Commissioner Parsons noted graffiti on the "South" doors at the El Camino Real Safeway.

ACDD Nolfi would follow-up.

7. CITY COUNCIL MEETING OF TUESDAY, AUGUST 11, 2009

Liaison: Commissioner Mathewson

Alternate Liaison: Commissioner Reed

8. ADJOURNMENT:

The meeting was adjourned at 7:25 p.m. to a regular Planning Commission Meeting on Tuesday, August 18, 2009 - 7:00 pm in Belmont City Hall.

Mark Nolfi

Acting Planning Commission Secretary

CD's of Planning Commission Meetings are available in the Community Development Department.

Please call (650) 595-7417 to schedule an appointment.